

***To arrange a viewing contact us
today on 01268 777400***



Lee Lotts, Southend-On-Sea Asking price £350,000

Aspire Estate Agents are delighted to present this spacious three-bedroom family home situated in Lee Lotts, within the popular village of Great Wakering. Coming to the market for the first time in approximately 28 years, this much-loved home has been well maintained and offers generous, versatile accommodation ideal for modern family living.

The property has been thoughtfully adapted over the years, benefiting from both a rear extension and a garage conversion, creating additional ground floor living space to accommodate the needs of a growing family.

A particular feature is the converted garage, which now provides a valuable second reception room to the front of the property. This versatile space could comfortably serve as a family room, playroom, home office or separate lounge, complemented by the convenience of a downstairs W/C.

The rear extension further enhances the ground floor accommodation, providing additional space for everyday living and entertaining.

Upstairs, the property offers three generously proportioned double bedrooms, a particularly appealing feature for families seeking practical bedroom accommodation without compromising on space.

Externally, the property benefits from off-road parking for two vehicles, adding further convenience.

Lee Lotts is positioned within the established village of Great Wakering, offering convenient access to local shops, schools, everyday amenities and recreational facilities. Shoeburyness and Southend-on-Sea are also within easy reach, providing additional shopping, leisure facilities and transport connections.

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Entrance Hall

6'2" x 2'11" (1.88m x 0.90m)

Kitchen

19'9" x 10'3" (6.04m x 3.13m)

Lounge / Diner

21'9" x 18'0" (6.65m x 5.50m)

Study / Reception Room**Downstairs W/C****Landing**

12'6" x 5'5" (3.83m x 1.66m)

Bedroom One

12'6" x 9'6" (3.83m x 2.91m)

Bedroom Two

11'11" x 8'8" (3.64m x 2.65m)

Bedroom Three

12'7" x 8'5" (3.86m x 2.58m)

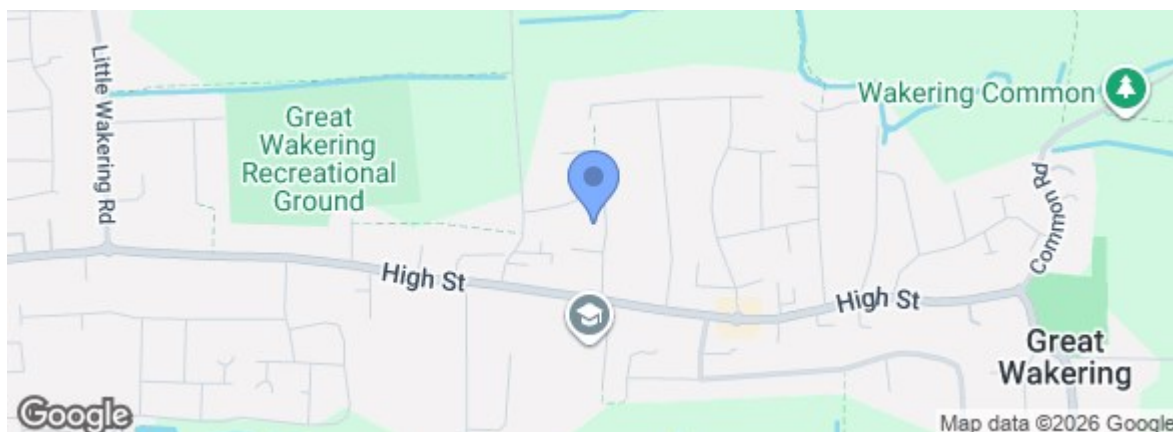
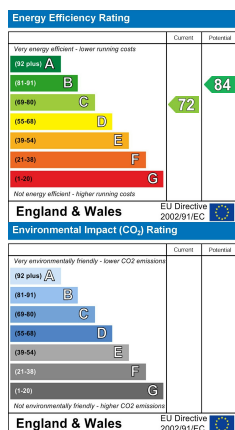
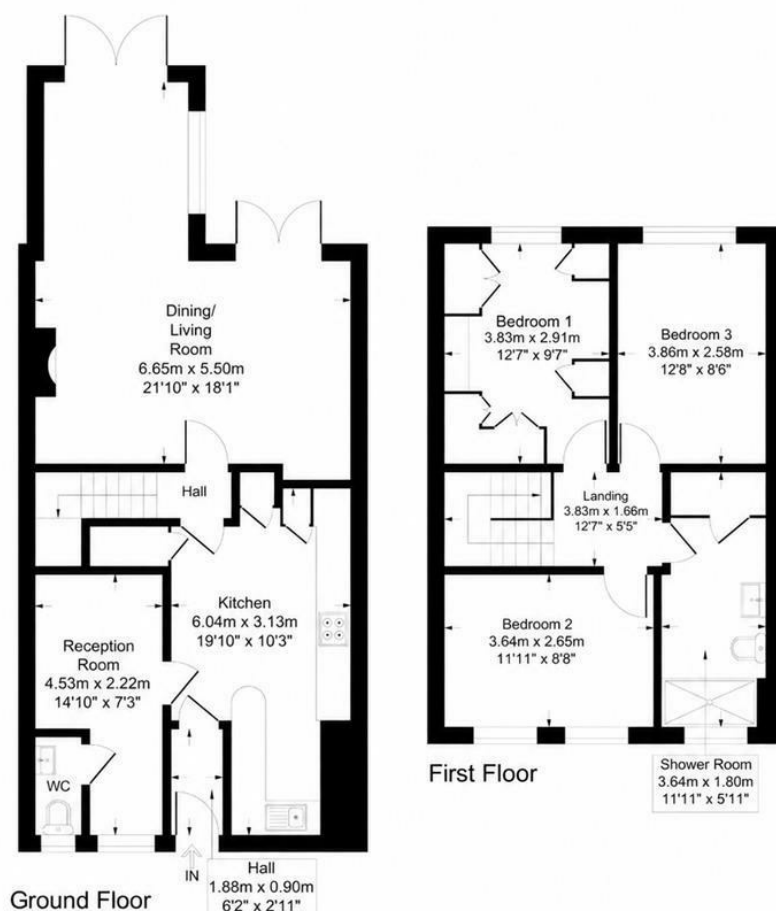
Shower Room

11'11" x 5'10" (3.64m x 1.80m)

Garden**Driveway**

11 Lee Lotts

Approximate Gross Internal Floor Area = 108.8 sq m / 1171 sq ft



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.